161.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,900 / 781,900
					USE VALUE:	781,900 / 781,900
					ASSESSED:	781,900 / 781,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER DAVID T-CHYREL A
Owner 2:	
Owner 3:	
Street 1:	145 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,016 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1907 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11016.000	255,900	700	525,300	781,900
Total Card	0.253	255,900	700	525,300	781,900
Total Parcel	0.253	255,900	700	525,300	781,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.97 | /Parcel: 409.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	107173
GIS Ref	
GIS Ref	
Insp Date	02/23/09

!12559!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,900	700	11,016.	525,300	781,900	781,900	Year End Roll	12/18/2019
2019	101	FV	209,600	800	11,016.	525,300	735,700	735,700	Year End Roll	1/3/2019
2018	101	FV	209,600	800	11,016.	465,300	675,700	675,700	Year End Roll	12/20/2017
2017	101	FV	209,600	800	11,016.	390,200	600,600	600,600	Year End Roll	1/3/2017
2016	101	FV	209,600	800	11,016.	390,200	600,600	600,600	Year End	1/4/2016
2015	101	FV	208,600	800	11,016.	337,700	547,100	547,100	Year End Roll	12/11/2014
2014	101	FV	208,600	800	11,016.	326,500	535,900	535,900	Year End Roll	12/16/2013
2013	101	FV	208,600	800	11,016.	310,700	520,100	520,100		12/13/2012

PRINT

Date	Time
12/11/20	02:38:16

LAST REV

Date	Time
09/06/16	09:06:08
ekelly	
12559	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18089-494		5/1/1987		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	107173
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2015	1410	Re-Roof	11,300		9/23/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
2/23/2009	Measured	372	PATRIOT
11/24/1999	Meas/Inspect	264	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11016		Sq. Ft.	Site		0	70.	0.68	8									525,333						525,300	

Total AC/HA: 0.25289 | Total SF/SM: 11016 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 525,333 | Spl Credit | Total: 525,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.27949643
Const Adj.:	0.99989998
Adj $ / SQ:	121.540
Other Features:	91170
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347639
Depreciation:	91777
Depreciated Total:	255863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

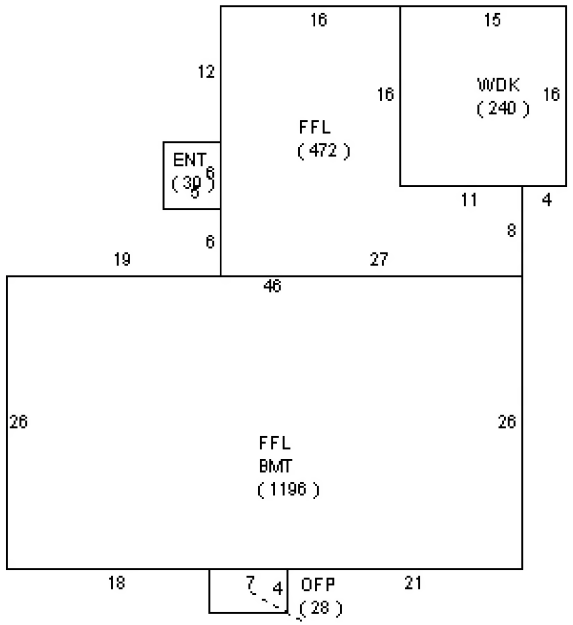
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	121.54
Special Features:	0	Val/Su Net:	80.93
Final Total:	255900	Val/Su SzAd	153.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,668	121.540	202,729
BMT	Basement	1,196	41.200	49,278
WDK	Deck	240	10.170	2,440
ENT	ENTRY	30	26.400	792
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	3,162	Total:	256,471
Size Ad	1668	Gross Are	3162	FinArea	1907
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X9	A	AV	1980	7.39	T	31.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700